



Primrose Cottage  
Osgodby, Market Rasen

**BROWN & CO** JHWalter



## Primrose Cottage, Osgodby, Market Rasen

A newly constructed three bedroom detached property in the sought after rural village of Osgodby. This attractively designed property offers an impressive oak framed entrance porch leading to a double height entrance hall, open plan kitchen/Diner, lounge, Study, WC and utility to the ground floor. Whilst upstairs feature three double bedrooms, en-suite to the master bedroom and a family bathroom. Outside the front elevation offers a block paved driveway with lawned borders and fenced boundaries to the side. The rear elevation is mainly laid to lawn and with a raised patio and fenced boundaries.



### ACCOMMODATION

#### Porch

An oak framed porch leads you to the double glazed entrance door with sidelight and transom window.

#### Entrance Hall

A welcoming double height space with stairs to first floor, vertical radiator, door to wc and glazed doors to the open plan kitchen/diner.

#### WC

Two piece suite comprising low flush WC, wash handbasin in vanity unit, single radiator, extractor.

#### Open Plan Kitchen/Diner

Double glazed casement windows and double glazed bi-fold doors to rear elevation, further double glazed picture window to side elevation, fitted wall and base units with one and half bowl drainer sink, built-in Neff appliances include double oven, fridge, freezer, five ring induction hob with extractor over, dishwasher, further island unit with oak worktop and drawers, door to;

#### Plant Cupboard

Housing substantial water tank for the air source heating system.

#### Rear Porch/Utility

Fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, double glazed door to side elevation, single radiator.

#### Study

Double glazed casement window to front elevation, double radiator.

#### Lounge

Double glazed casement windows to front elevation and further double glazed picture window to side elevation, double radiator.

#### First Floor

##### Bedroom One

Double glazed casement window to rear elevation, double radiator, door to;

##### En-suite Shower Room

Three piece suite comprising shower cubicle with dual shower, low flush WC, wash basin in vanity unit, double radiator, part tiled walls, extractor.

##### Bedroom Two

Double glazed casement window to front elevation, double radiator.

##### Bedroom Three

Double glazed casement window to front elevation, double radiator.

##### Bathroom

Double glazed casement window to side, elevation, three-piece suite comprising panelled bath with dual shower over, low flush WC, wash basin in vanity unit, heated towel rail, part tiled walls, extractor.

##### Landing

With loft access and single radiator.



## Outside

The front elevation offers a block paved driveway with lawned borders and fenced boundaries to the side. The rear elevation is mainly laid to lawn and with a raised patio and fenced boundaries.

## Amenities

The village has a primary school which includes a nursery/pre-school and is rated as Good by Ofsted. It also offers a post office, village hall with bowls club, playing field with play equipment and is around 3 miles from the well served town of Marker Rasen.

## Tenure & Possession

Freehold and for sale by private treaty.

## Services

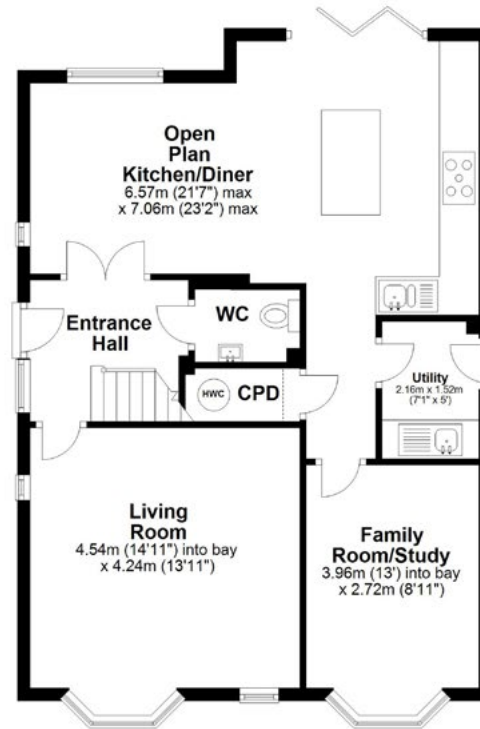
The property offers mains water, electric, mains sewers and air source heating.

## Buyer identity check

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## Ground Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



## First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



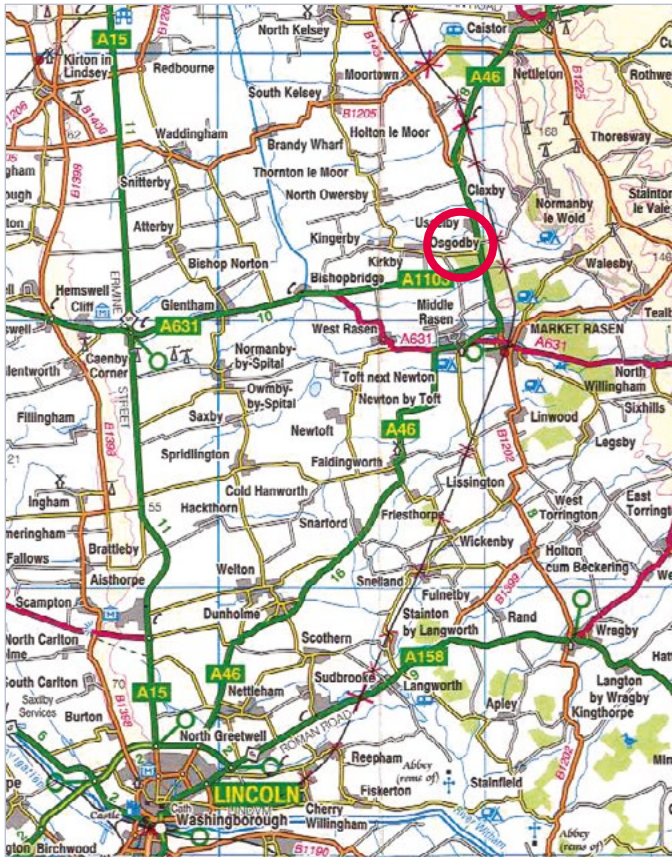
Total area: approx. 124.9 sq. metres (1344.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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Plan produced using PlanUp.

**Primrose Cottage, Main Street, Osgodby**







### Energy performance certificate (EPC)

Primrose Cottage Main Street Osgodby MARKET RASEN LN8 3PA	Energy rating <b>B</b>	Valid until: 30 May 2033 Certificate number: 8437-0135-4200-0869-7276
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Property type: Detached house

Total floor area: 136 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



#### Directions - LN8 3PA

From Market Rasen follow the A46 towards Caistor and then turn left when signposted Osgodby. Stay on Low road which will lead you into the village and onto Main Street where the property can be found on the left.

<https://what3words.com/chuckling.cherry.grows>

#### Agent

James Mulhall  
01522 504318  
lincolncitycentre@brown-co.com

#### IMPORTANT NOTICES

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